

**EAU CLAIRE CITY COUNCIL AGENDA**

**MONDAY, JANUARY 27, 2020**

**CITY HALL COUNCIL CHAMBER  
203 S. FARWELL STREET 7:00 P.M.**

**PLEDGE OF ALLEGIANCE AND ROLL CALL**

---

**PUBLIC HEARINGS**

---

**ALLEY IMPROVEMENTS**

1. Public hearing on proposed improvements on the following alleys:
  - Alley East of Bellinger Street, Cameron Street to Maxon Street (20-501);
  - Alley East of Bellinger Street, Maxon Street to Platt Street (20-502);
  - Alley South of Chippewa Street, Third Avenue to Fourth Avenue (20-503);
  - Alley South of Hudson Street, Second Avenue to North-South Alley (20-504);
  - Alley East of Second Avenue, Broadway Street to Hudson Street (20-505);
  - Alley East of Snelling Street, Addison Avenue to Oak Park Avenue (20-506);
  - Alley East of Snelling Street, Oak Park Avenue to East-West Alley (20-507);
  - Alley North of Oak Park Avenue, Snelling Street to Barron Street (20-508);
  - Alley East of Forest Street, William Street to Oak Street (20-509);
  - Alley East of Hobart Street, Oak Street to South (20-510);
  - Alley South of Runway Avenue, White Avenue to Lark Avenue (20-511);
  - Alley South of Runway Avenue, Lark Avenue to Robin Road (20-512);
  - Alley South of Sundet Road, White Avenue to McIntyre Avenue (20-513);
  - Alley South of Sundet Road, McIntyre Avenue to Cardinal Avenue (20-514);
  - Alley South of Sundet Road, Cardinal Avenue to Lark Avenue (20-515);
  - Alley South of Sundet Road, Lark Avenue to Robin Road (20-516);
  - Alley East of Pershing Street, Gleason Street to Dulaney Street (20-517).

(Dave Solberg) (Page 7)

**STREET IMPROVEMENTS**

2. Public hearing on proposed street, utility, and sidewalk improvements on the following streets:
  - Chippewa Street, Fifth Avenue to First Avenue (20-102);
  - Second Avenue, Water Street to Lake Street (20-108);
  - Comet Court, Frisbie Lane to North (20-202).

(Dave Solberg) (Page 60)

3. Public hearing on proposed street, utility, and sidewalk improvements on the following streets:
- South Slope Terrace, Somona Parkway to Morningside Drive (20-109);
  - Wedgewood Avenue, South Slope Terrace to Shale Ledge Road (20-110).
- (Dave Solberg) (Page 76)

## **ZONING**

4. Public hearing on an ordinance rezoning a property located at W3380 Highway 37 from P to C-3P and to adopt the general development plan with site plan for Plumbers and Steamfitters UA Local 434 (File Z-1661-20).  
(Scott Allen) (Page 88)
5. Public hearing on an ordinance rezoning a property located at 318 Elm Street from RM to RM-P and to adopt the general development plan with site plan for a 6-unit apartment building (File Z-1662-20).  
(Scott Allen) (Page 99)

## **GENERAL DEVELOPMENT PLAN**

6. Public hearing on an ordinance amending the General Development Plan for a C-3P zoned property located on the east side of London Road, south of Damon Street for a commercial building (File Z-1655-19).  
(Scott Allen) (Page 114)

## **ALDERMANIC DISTRICTS**

7. Public hearing on a Charter Ordinance relating to the City Council and the reapportionment of the Aldermanic Districts of the City of Eau Claire.  
(Carrie Riepl) (Page 121)

---

## **PUBLIC DISCUSSIONS**

---

## **HOUSING OPPORTUNITIES COMMISSION**

8. Public discussion on an ordinance creating Chapter 2.67 of the Code of Ordinances of the City of Eau Claire entitled “Housing Opportunities Commission.”  
(Council Members Beaton & Werthmann) (Page 125)

## **UW-EC EVENT CENTER**

9. Public discussion regarding the proposed UW-EC Event Center.  
(Dale Peters) (Page 129)

## **TAX INCREMENTAL DISTRICTS**

10. Public discussion on the Amendment to the Project Plan for Tax Increment Financing  
District # 8, Downtown Development Area.  
(Jay Winzenz) (Page 134)
11. Public discussion on the Amendment to the Project Plan for Tax Increment Financing  
District # 9, Gateway Northwest Business Park Overlay.  
(Jay Winzenz) (Page 137)

## **HALF MOON LAKE**

12. Public discussion on the update of the Half Moon Lake Water Quality Management Plan.  
(Jeff Pippenger) (Page 140)

---

## **PUBLIC PRESENTATIONS**

---

### **L.E. PHILLIPS MEMORIAL PUBLIC LIBRARY**

13. Presentation on the status of the L.E. Phillips Memorial Public Library Modernization,  
Renovation and Expansion project.  
(Pamela Westby) (Page 183)

---

## **PUBLIC COMMENT PERIOD**

---

The City Council desires to hear the viewpoints of residents of the City of Eau Claire on ideas or concerns of citywide application. The Public Comment Period will be for up to 20 minutes (eligible to be extended by 2/3 vote of the City Council members present). Each speaker shall be permitted no more than 3 minutes to speak and shall speak only once per session.

---

## **CLOSED SESSION**

---

Upon a motion duly made and carried, the City Council may go into closed session to confer with City staff to discuss the terms and conditions and set the negotiating strategy regarding the potential sale and development of real property located at:

- 1) 126 N. Barstow Street related to Redevelopment Authority of the City of Eau Claire Liner site property; and
  - 2) 100 N. Farwell Street, related to the Railroad Parking Lot;
- which is permitted in closed session for competitive or bargaining reasons pursuant to s. 19.85 (1)(e), of the Wisconsin Statutes. (Page 190)

---

### **CITY OF EAU CLAIRE VISION STATEMENT**

EAU CLAIRE IS A VIBRANT CITY WITH EXCEPTIONAL QUALITY OF LIFE AND SERVICES.

---

---

## ADJOURNMENT

---

**PLEASE TAKE NOTICE** that an open public regular meeting of the City Council of the City of Eau Claire will be held at **4:00 p.m. on Tuesday, January 28, 2020**, in the City Hall Council Chamber, 203 S. Farwell Street, Eau Claire, Wisconsin, to consider all matters which may properly be considered at a meeting of the City Council.

---

## NOTICE TO CITIZENS

---

Due to requirements contained in the Wisconsin Open Meetings Law, only those matters placed on this agenda may be considered by the City Council at this meeting. If any member of the public desires that the City Council consider a matter not included on this agenda, he or she should contact a City Council Member or the City Manager to have the matter considered for placement on a future City Council agenda.

---

### CITY OF EAU CLAIRE VISION STATEMENT

EAU CLAIRE IS A VIBRANT CITY WITH EXCEPTIONAL QUALITY OF LIFE AND SERVICES.

---